



Protecting Clients. Conserving the Land.

Rock House Draw Ranch

11,900 acres, Pecos County, Texas



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Location

Rock House Draw Ranch is located halfway between Fort Stockton on I-10 and Sanderson on US Highway 90, fronting on the east side of US Highway 285 for more than 6.5 miles. Paved Grey Ranch Road crosses the northern part of the ranch for more than 4 miles, providing very easy access to the property. This is considered Sanderson limestone hill country and with a great diversity of habitats, vegetation, and topography with distant views all the way to the Madera Mountains south of Fort Stockton.

Acreage

11,900 +/- Acres in Pecos County

Description

Rock House Draw ranch was formally part of the Cerf Ranch and is divided into two main drainages; Rock House Draw on the north with its old headquarters, and the headwaters of Independence Creek on the south where there have been substantial range, road, and fence improvements.

The ranch is situated at the convergence of three biologically-distinct eco-regions in Texas; the Texas Hill Country to the east, the Chihuahuan Desert to the west, and the subtropical Tamaulipan Brushland to the south, creating one of the most unique wildlife habitats in the state. A central plateau separates the ranch into two distinct areas that have wide broad valleys with interesting limestone outcrop bluffs. The drainages and valleys to the south have had more than 2,000 acres of mechanical brush removal, which today has opened up amazing wide grasslands.

A new cross fence in the middle of the ranch separates the property into two large pastures with an additional smaller pasture north of Grey Ranch Road. Windmills and water components are all working as a good distribution system, making the ranch ready for hunting, grazing, or just outdoor enjoyment and recreation. There are very few improvements on the ranch but there are many building sites and ample locations with electricity and views of the rolling hills, distant valleys, and steep canyons. Topography ranges from just below 3,300 to more 3,600 feet and a network of excellent roads provides access throughout the ranch.

Habitat and Wildlife

Tamaulipan Brushland, Hill Country and Chihuahuan Desert habitats are all part of the Rock House Draw Ranch. From yucca and sotol, to hackberry and mesquite woodlands, to persimmon and juniper, the ranch represents a crossroads of diverse habitats. The property's browse and grasslands are in excellent condition, a result of the ranch's evolution from a historic sheep and goat ranch into today's recreational uses of hunting, hiking, and enjoyment of the scenic beauty. Native grasses, forbs, browse, brush, cacti and trees not only provide excellent habitat for game species such as Elk, deer, turkey, quail, and dove, but also for non-game species such as Texas horned lizard, neotropical songbirds, fox, ringtail cat, and many other mammals.

Recent use and management has been focused improving and growing Elk, mule deer, and whitetail deer populations, which are tremendous. The population is about 50/50 for these two deer types and within the steep terrain along the canyons, one can also find Aoudad sheep. Wing shooting for Blue Quail and Mourning Dove are tremendous. The ranch has received excellent income from drought insurance under the existing owner.

Water

The groundwater under Rock House Draw Ranch is shallow, accessible, prolific, and high quality, being part of the Edwards-Trinity or Plateau Aquifer. There are three wells on the ranch, all working and supplying water into concrete storage tanks, as well as various water troughs for wildlife and, historically, livestock. The wells are solar, wind, and electric with a generator pump.

Minerals

Approximately 10 sections are mineral-classified sections owned by the Texas General Land Office, where surface owner shares in 50% of all bonuses and royalties and negotiates terms of any mineral lease. Seller owns no minerals.

Price

\$495/acre or \$5,890,500

Contact

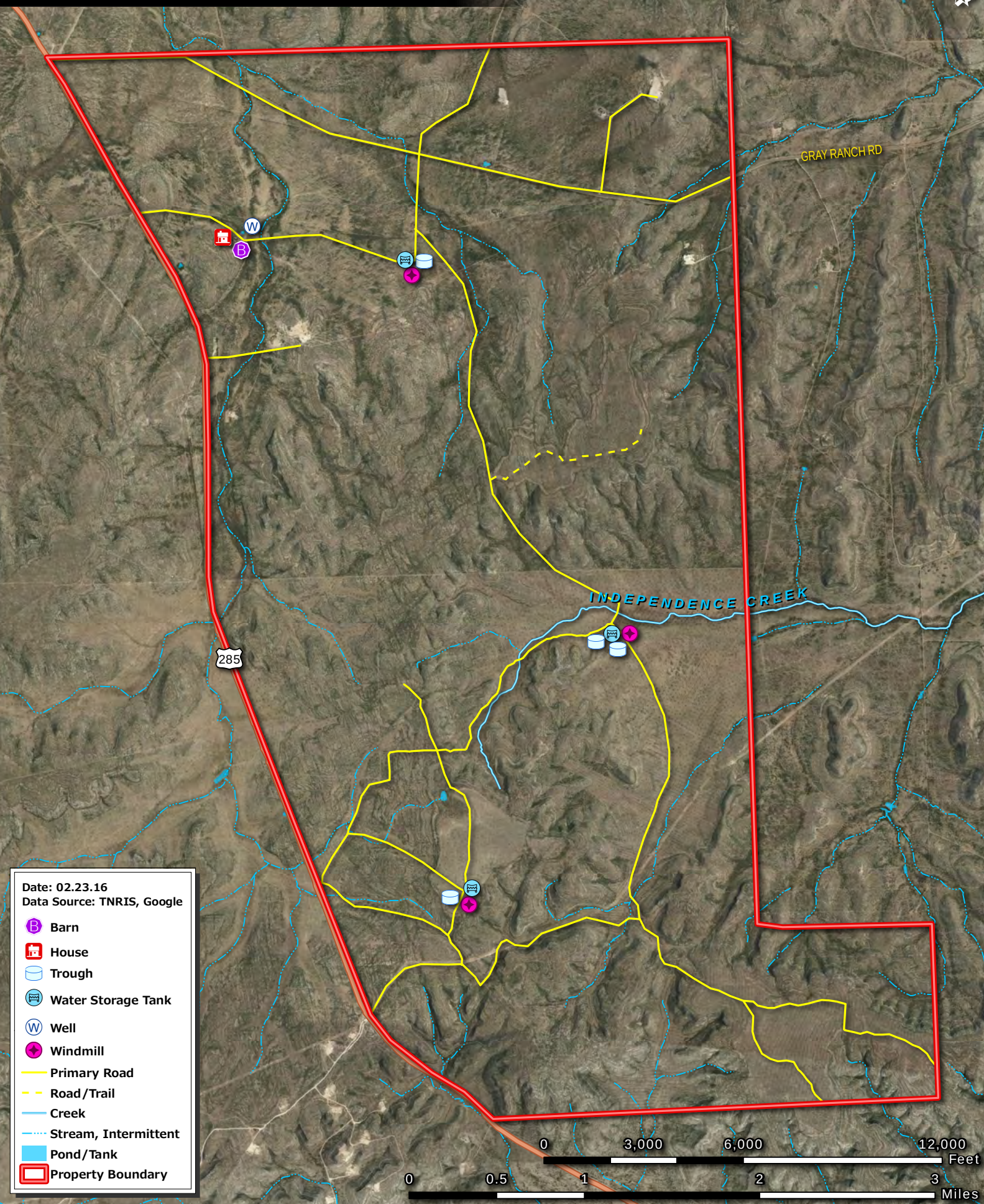
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Disclaimer

This Ranch offering is subject to prior sale, change in price, or removal from the market without notice. While the information above was provided by sources deemed reliable, it is in no way guaranteed by the broker or agent.

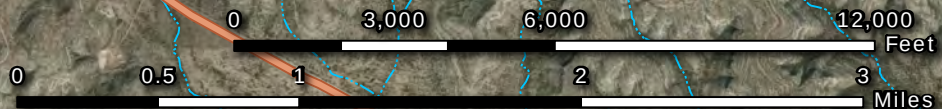




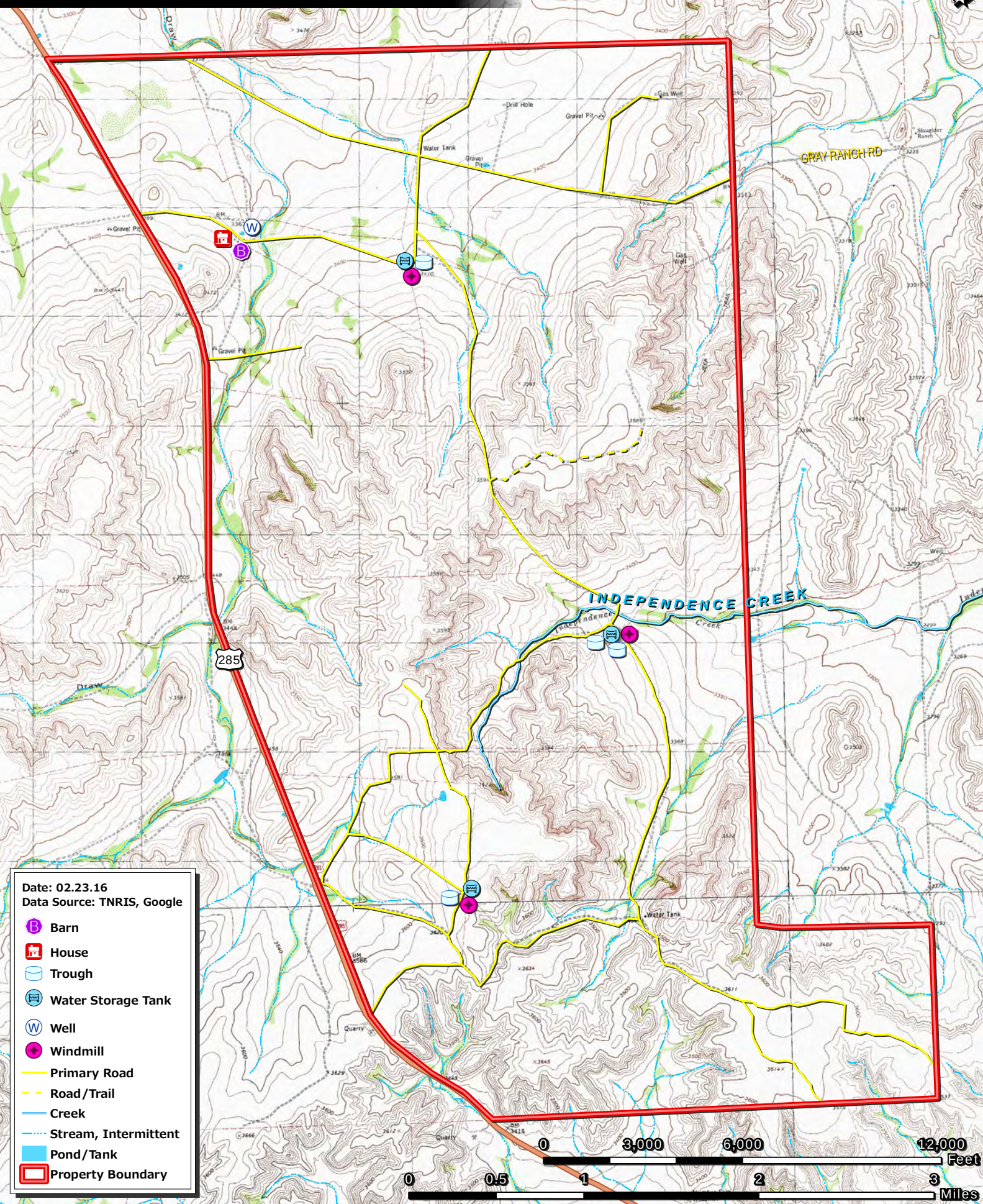


Date: 02.23.16
Data Source: TNRIS, Google

- Barn
- House
- Trough
- Water Storage Tank
- Well
- Windmill
- Primary Road
- Road/Trail
- Creek
- Stream, Intermittent
- Pond/Tank
- Property Boundary



ROCK HOUSE DRAW RANCH - 11,900 AC +/-
PECOS COUNTY, TX



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